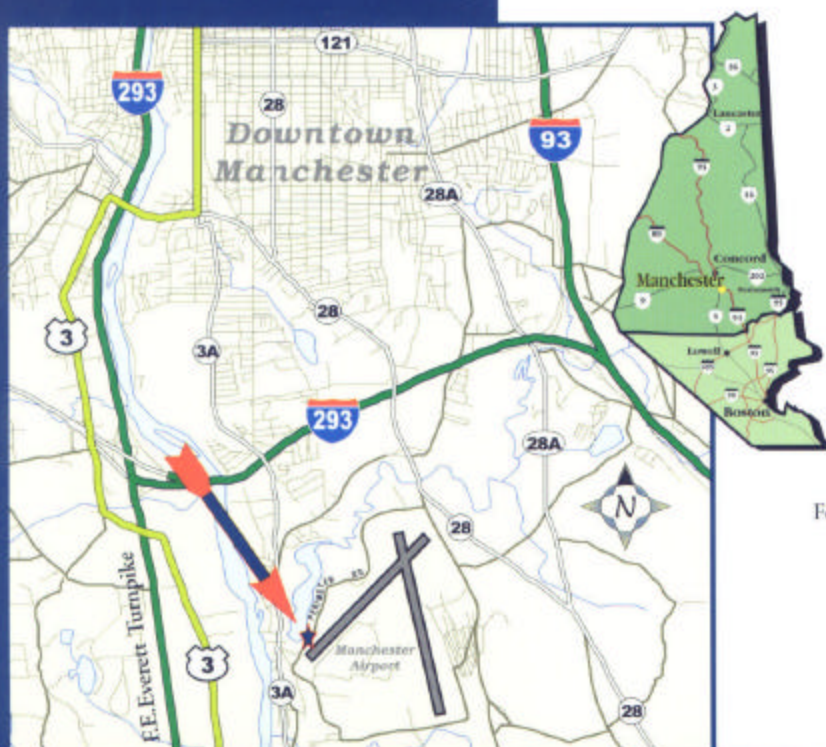




# MANCHESTER AIR CENTER

1050 PERIMETER ROAD  
MANCHESTER, NEW HAMPSHIRE

## FOR LEASE



Manchester Air Center is a recently renovated 146,000 s.f. manufacturing/R&D facility on 19.46 acres. The building, located within Manchester's Foreign Trade Zone, offers 800 parking spaces, complete air conditioning, loading at both dock height and grade level and is adjacent to the recently expanded Manchester Municipal Airport.

*Other features of this property include:*

- ➔ Easy access to I-293 & I-93
- ➔ Close proximity to the newly expanded Mall of New Hampshire as well as numerous retail services
- ➔ Substantial future expansion capabilities

For more information, contact

Thomas P. Farrelly, SIOR  
Denis C.J. Dancos II  
Eric L. Jackson  
(603) 669-1854

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of New Hampshire, Inc.  
650 Elm Street, 2nd Floor  
Manchester, NH 03101  
Fax: (603) 669-7324



**CUSHMAN &  
WAKEFIELD®**  
See beyond the expected.

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## SPECIFICATIONS

**BUILDING AREA:** 146,000 S.F.  
**LAND AREA:** 19.46 ACRES  
**PARKING:** 800 SPACES  
**YEAR BUILT:** 1960  
**RENOVATED:** 1994  
**CONSTRUCTION:** STEEL FRAME, 5-INCH  
 CONCRETE FLOOR, BRICK &  
 DRYVIT EXTERIOR  
**COLUMNS:** 30' x 40'  
**LOADING:** 6 DOCK-HEIGHT DOORS  
 2 DRIVE-IN DOORS

**ROOF:** RUBBER MEMBRANE AND  
 STONE BALLAST  
**HVAC:** ROOFTOP GAS-FIRED UNITS  
**LIGHTING:** FLOURESCENT  
**CEILING:** 12' CLEAR TO JOISTS  
**SPRINKLERS:** WET SYSTEM THROUGHOUT  
**WATER/SEWER:** CITY OF MANCHESTER  
**ELECTICITY:** PUBLIC SERVICE OF NH  
 3,700 AMPS, 480 VOLTS,  
 3-PHASE

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